

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

September 11, 2006

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the City of Golden conference room at 911 - 10th Street, Golden, Colorado, at the hour of 6:30 p.m. Commissioners present were:

A.J. Johnston	Henry Tiberi	Lisa de Graaf	Preston Driggers	Paul Imse at 6:44 p.m.

Stanley and Bickart were absent. Mark Heller, Debbie Rainguet, Councilor Oxman and Vicki Wagner were also present.

Approval of Minutes

Driggers requested a motion to approve the business meeting minutes of August 28, 2006. **Tiberi MOVED to approve the business meeting minutes. De Graaf SECONDED. All Commissioners present agreed.**

Public Comment – None

Reports of Committees/Matters for the Authority

Finance Committee – None

Human Resources Committee – None

Communications Committee – None

Development & Operations –

Gateway Station update:

Discussion/action regarding approval of easement agreements – Heller updated the Board on the status of the easement agreements for the alley in conjunction with the Gateway Station project and noted that only a few minor issues remain.

Capital call – Heller discussed NexCore's equity contribution and the status of their loan.

Secondary feed – There was discussion regarding construction delays at Gateway Station. Heller advised that separation of the shared wall between the Linder and Ashworth buildings and resolution of the secondary feed issue caused some delay. He advised that NexCore was aware of both issues prior to demolition. He discussed options and timing for moving and reconnecting the transformer and advised that NexCore is getting bids. Heller noted that GURA's attorney is reviewing the RDA and Fixed Price agreements and that cost sharing is yet to be determined. He commented on the status of the remediation and noted that the next round of drilling will be the weekend of September 22-24. Heller reported that the indemnity issue was resolved which allows the BRL deal to move forward. There was discussion regarding the advantages of using both BRL and molasses.

Driggers noted that Imse arrived at 6:44 p.m. Heller advised that the ground breaking for Gateway Station and Gateway Garage is scheduled for September 27 at 10:00 a.m. There was discussion regarding Jackson Court tenants and the tour scheduled for Monday, September 18 at 4:30 p.m. Imse and Johnston commented on the Millstone tour that they attended on September 1.

Hot Zone update – Heller reported that Golden made a decision to participate in the west metro hot zone coalition and that GURA agreed to contribute \$15,000. He noted that a radio frequency survey is underway and will be followed by public outreach, adoption of a communications plan, and adoption and issuance of an RFP. There was discussion regarding the agreement, deliverables, public input, and project timing. The ending date on page 2 of the letter will be corrected to 2007. Heller noted that per the consultant, GURA's total contribution won't exceed \$30,000 to provide wireless for the Golden community which is well within GURA's budget for providing wireless to just the GURA District. Heller clarified that the cost is to get the system up and operating. There was discussion regarding levels of access, potential providers, public benefit and outreach opportunities, legal limitations, competition, access fees, free wireless, coverage, challenges, advantages of the coalition, cost savings, the RFP, and timing. Heller advised that the coalition meets every Friday and will attend the meetings and continue to work with the City of Golden.

Discussion/action regarding Colorado Brownfields Loan – Heller discussed the \$284,000 loan from Colorado Brownfields for reimbursement of cleanup costs and noted that GURA's lawyers and banker were reviewing it. There was discussion regarding the 2% interest rate, prepayment, and the reimbursement process. Heller will clarify the issue of reimbursement with Colorado Brownfields.

Other Business –

Council retreat update – Heller reported on the City Council retreat which he attended. He noted that the meeting focused on visioning and establishing "ends." There was discussion regarding policy governance, ends versus means, and outcomes.

Pedestrian Friendly Road Sign Wording – Heller reported that the idea for two pedestrian friendly road signs was discussed with Dan Hartman. Hartman will explore sign and wording options while attending a conference. There was discussion of sign styles and wording. Heller asked the Board to email ideas.

Commissioners Concerns – There was discussion regarding public meeting requirements.

Staff Report – Heller advised that it would cost \$2,000 for concrete between the Jackson Court building and existing parking garage. There was discussion regarding concerns for potential upper level hazards, solutions and drainage concerns. The Board concurred that the expenditure was reasonable. Heller will work with the architects to resolve the issue.

Heller discussed parking options for construction workers that will help free up some of the downtown parking. There was discussion.

Heller advised that the GURA intern, Kristin VanValkenburg is working on an affordable housing analysis. There was discussion regarding residential growth caps, subsidized versus affordable, and objectives. Heller clarified that the study will analyze the housing stock and income levels for the whole City including the GURA District and that it will be used to define what affordable housing is, to evaluate the programs Golden has and any constraints on housing, and to propose solutions based on various alternatives.

Heller reported that the City is working with CDOT to redesign the bridge over Highway 58. There was discussion of costs, design considerations, opportunities to create a gateway, signage, public process, and timing. Heller summarized a letter from Pleasant View asking for support in opposing the Colorado Corrections plans to implement a Lifelines Program at Camp George West. There was discussion regarding the Civic Foundation dinner and auction. GURA will reserve a table at the event and donate two memorial bricks. Heller presented a Power Point presentation of his recent University of Colorado at Denver Master in Urban and Regional Planning course work.

Public Comment – Wagner encouraged the Commissioners to meet with Council individually.

Adjourn

There being no further business, Driggers called for a motion to adjourn the meeting. **Tiberi MOVED to adjourn the meeting. Imse SECONDED. All Commissioners present agreed.** Driggers adjourned the meeting at 8:21 p.m.

Mark Heller
Executive Director

Preston Driggers
Vice Chair